

**CITY OF EAST PROVIDENCE  
STATE OF RHODE ISLAND  
ZONING BOARD OF REVIEW**

**A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, October 29, 2008, at 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.**

**CONTINUED:**

**1. MARIA FATIMA AMARAL and JOSEPH H. NUNES, request permission to construct an addition onto a pre-existing two-unit dwelling, otherwise defined as an expansion of a non-conforming land use, for property located at 40 DOVER AVENUE, being MAP 407 BLOCK 7 PARCEL 5, in a RESIDENTIAL 3 DISTRICT. (Use Variance)**

**2. ANTONIO and MARIA F. CARREIRO, request permission to retain several additions / improvements without complying with both front-yard setback requirements and exceeding both the building and impervious lot coverage requirements, as well as retain fencing that exceeds the maximum height requirement, for property located at 112 LEONARD AVENUE, being MAP 306 BLOCK 16 PARCEL 1, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances)**

**3. MARTIN REALTY, INC. requests permission to convert an automotive sales / service operation (previously approved by the Zoning Board of Review), to a fast-food pizza restaurant, resulting in a portion of the commercial off-street parking and accessory trash storage (dumpster) being located in the residentially zoned portion of the property, otherwise deemed prohibited accessory land uses, for property located at 521 BULLOCKS POINT AVENUE, being MAP 312 BLOCK 72 PARCEL 13, in a split-zoned COMMERCIAL 2 DISTRICT and RESIDENTIAL 4 DISTRICT. (Use Variance)**

**NEW:**

**1. ELIDIO and MARIA RODRIGUES request permission to retain improvements to an accessory garage (second-floor addition) without complying with the minimum accessory side and rear-yard setback requirements, for property located at 68 DYER AVENUE, being MAP 411 BLOCK 19 PARCEL 4, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)**

**2. LEONOR LINHARES and ANGELINA MAIA request permission to convert a retail sales operation to a fast-food pizza restaurant without complying with the minimum required off-street parking and loading as well as resulting in insufficient vehicular aisle widths, for property located at 82 – 84 WARREN AVENUE, being MAP 106 BLOCK 21 PARCEL 3, in a COMMERCIAL 2 DISTRICT. (Dimensional Variances)**

**3. (A) COLUMBUS CLUB of EAST PROVIDENCE request permission to subdivide their property (Preliminary Minor Subdivision approval having already been granted) and develop the rear portion for multi-unit residential purposes, for property located at 3200 PAWTUCKET AVENUE, being MAP 310 BLOCK 2 PARCEL 8, in a RESIDENTIAL 5 DISTRICT. (Special Use Permit)**

**(B) COLUMBUS CLUB of EAST PROVIDENCE request permission to subdivide their property (Preliminary Minor Subdivision approval having already been granted) and develop the rear portion for multi-unit residential purposes, resulting in exceeding the maximum impervious lot coverage requirement, for property located at 3200 PAWTUCKET AVENUE, being MAP 310 BLOCK 2 PARCEL 8, in a RESIDENTIAL 5 DISTRICT. (Dimensional Variance)**

**4. RICHARD J. PALUMBO, requests permission to introduce a two-unit dwelling in a commercial district, otherwise defined as a prohibited land use, for property located at the intersection of SIDNEY STREET and GROSVENOR AVENUE, being MAP 406 BLOCK 13 PARCEL 1.1, in a COMMERCIAL 1 DISTRICT. (Use Variance)**

**5. JOHN and LARISSA SAYIG, requests permission to convert a dance studio (approved by the Zoning Board of Review), to an alternate nonconforming land use, namely a martial arts studio, for property located at 30 MARY AVENUE, being MAP 206 BLOCK 1 PARCEL 7, in a RESIDENTIAL 4 DISTRICT. (Use Variance)**

**EDWARD PIMENTEL, AICP  
ZONING OFFICER / CLERK**

**“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE  
HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD),  
FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”**